

085.0

0005

0016.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

746,400 /

746,400

USE VALUE:

746,400 /

746,400

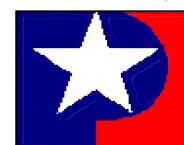
ASSESSED:

746,400 /

746,400

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY


**Patriot**  
 Properties Inc.

No	Alt No	Direction/Street/City
99		WESTMINSTER AVE, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: PETERSON JOHN M	
Owner 2: DOCTROW SUSAN R	
Owner 3:	

Street 1: 99 WESTMINSTER AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: PETERSON JOHN M -

Owner 2: DOCTROW SUSAN R -

Street 1: 99 WESTMINSTER AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 4,779 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1922, having primarily Clapboard Exterior and 1604 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4779		Sq. Ft.	Site		0	70.	1.18	6									394,361						394,400	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4779.000	346,000	6,000	394,400	746,400		53890
							GIS Ref
							GIS Ref
							Insp Date
							11/08/18

Total Card	0.110	346,000	6,000	394,400	746,400	Entered Lot Size
Total Parcel	0.110	346,000	6,000	394,400	746,400	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	465.25	/Parcel: 465.2	Land Unit Type:

Parcel ID 085.0-0005-0016.0

!6960!

PRINT Date Time

12/10/20 21:39:18

LAST REV Date Time

07/18/19 10:03:53

apro

6960

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

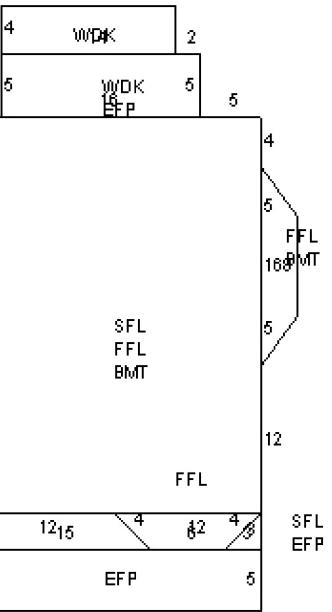
Ratio:

Notes

Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif

PETERSON JOHN M 37592-86 1/7/2003 435,000 No No

MCMURRAY WILLIA 28601-258 5/20/1998 259,900 No No Y

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 6	- Colonial			Full Bath: 1	Rating: Average												
Sty Ht: 2	- 2 Story			A Bath: 1	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average												
Foundation: 3	- BrickorStone			A 3QBth: 1	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating:												
Prime Wall: 2	- Clapboard			A HBth: 1	Rating:												
Sec Wall: 1	%			OthrFix: 1	Rating:												
Roof Struct: 3	- Gambrel			<b>OTHER FEATURES</b>													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good												
Color: BROWN				A Kits: 1	Rating:												
View / Desir:				Fpl: 1	Rating:												
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:												
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>													
Year Blt: 1922	Eff Yr Blt:			Location: 1													
Alt LUC:	Alt %:			Total Units: 1													
Jurisdct: G5	Fact: .			Floor: 1													
Const Mod:				% Own: 1													
Lump Sum Adj:				Name: 1													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD				Phys Cond: GD - Good	18.0%			No Unit	RMS	BRS	FL						
Prim Int Wall: 2	- Plaster			Functional: 1				1	6	3	M						
Sec Int Wall: 1	%			Economic: 1													
Partition: T - Typical				Special: 1													
Prim Floors: 3	- Hardwood			Override: 1													
Sec Floors: 6	- Ceramic Tile	10.0%		Total: 18.6%													
Bsmnt Flr: 12	- Concrete			<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>									
Subfloor: 1				Basic \$ / SQ: 125.00				Rate	Parcel ID	Typ	Date	Sale Price					
Bsmnt Gar: 1				Size Adj.: 1.30449104													
Electric: 3	- Typical			Const Adj.: 1.00059164													
Insulation: 2	- Typical			Adj \$ / SQ: 163.158													
Int vs Ext:				Other Features: 74064													
Heat Fuel: 3	- Electric			Grade Factor: 1.10													
Heat Type: 6	- Elec Base/B			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod: 1													
% Heated: 100	% AC: 100			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 425055													
% Com Wall	% Sprinkled:			Depreciation: 79060													
				Depreciated Total: 345995													
<b>MOBILE HOME</b>				Make: 1	Model: 1	Serial #: 1	Year: 1	Color: 1									
<b>SPEC FEATURES/YARD ITEMS</b>								<b>PARCEL ID</b> 085.0-0005-0016.0									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	18X22	A	AV	1923	21.31	T	40	101			5,100		5,100
19	Patio	D	Y	1	12X24	A	AV	2000	3.55	T	15.2	101			900		900
More: N	Total Yard Items:	6,000		Total Special Features:			Total:	6,000									
 <p><b>RESIDENTIAL GRID</b></p> <p>1st Res Grid Desc: Line 1 # Units: 1</p> <p>Level FY LR DR D K FR RR BR FB HB L O</p> <p>Other</p> <p>Upper</p> <p>Lvl 2</p> <p>Lvl 1</p> <p>Lower</p> <p>Totals RMS: 6 BRs: 3 Baths: 1 HB</p> <p>Exterior: 1</p> <p>Interior: 6</p> <p>Additions: 3</p> <p>Kitchen: 2003</p> <p>Baths: 1</p> <p>Plumbing: 1</p> <p>Electric: 1</p> <p>Heating: 1</p> <p>General: 3</p> <p>Totals 1 6 3</p> <p>FFL 16x18 BMT</p> <p>SFL 12x32 FFL</p> <p>EFP 5x5 SFL</p> <p>FFL 12x15 4x6 4x6 EFP 5</p> <p>Net Sketched Area: 2,790 Total: 312,350</p> <p>Size Ad 1604.2999 Gross Are 2831 FinArea 1604</p>																	
<b>SUB AREA</b>								<b>SUB AREA DETAIL</b>									
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
FFL	First Floor	831	163.160	135,584	SFL	95											
BMT	Basement	804	48.950	39,354													
SFL	Second Floor	773	163.160	126,170													
EFP	Enclos Porch	246	38.310	9,425													
WDK	Deck	136	13.360	1,817													
Net Sketched Area: 2,790 Total: 312,350																	
Size Ad 1604.2999 Gross Are 2831 FinArea 1604																	
<p><b>IMAGE</b></p> <p><b>AssessPro Patriot Properties, Inc</b></p> 																	